HOUSING MARKET INFORMATION

HOUSING NOW
Charlottetown CA

CANADA MORTGAGE AND HOUSING CORPORATION

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Residential Construction Increased in 2012

The Prince Edward Island economy continued to perform relatively well throughout 2012. Strong in-migration to the province over the past seven years, especially to the capital region, has provided a boost to many aspects of the economy. The housing sector in particular, has been a key beneficiary of this population growth. In addition, total employment in the Capital region set a new record high with an average of 35,000 people employed, which is one per cent above the 2011 level. In 2012, employment growth was outpaced by increases in the labour force, resulting in a higher unemployment rate. Overall, the province's economic performance surpassed the 2011 results, but is showing signs of slowing.

Figure 1

Source: CMHC

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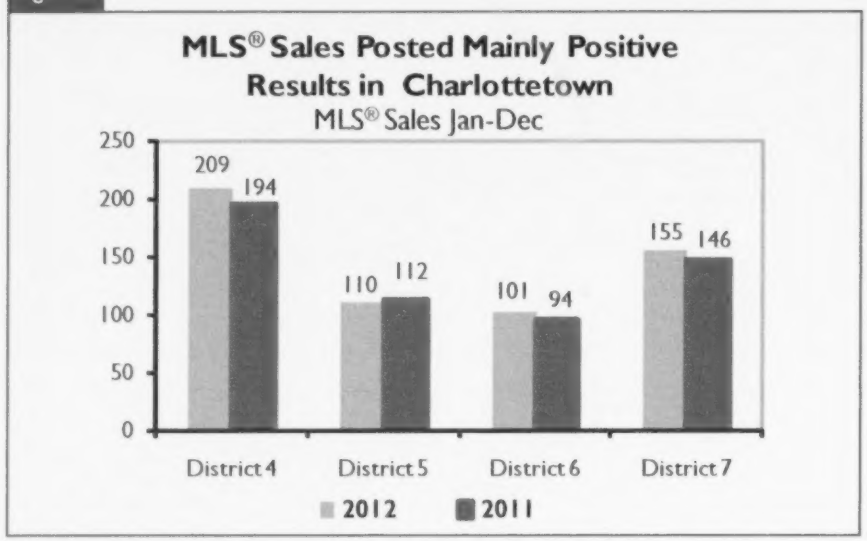
Positive net-migration is one of the key factors that have contributed to the strong housing market over the past ten years. A key reason for the substantial increase in international migration has been the Provincial Nominee Program. Beginning in 2007, a new upward trend in international migration started, which brought more than 6,000 new residents to the Island. The local housing market has benefitted from this initiative as many of these households relocated to the capital region, and as such required housing within all tenure types. However, it is important to note that this program is coming to an end and as such international migration is expected to decline significantly in 2013.

Figure 2



Source: CMHC

Fourth quarter total housing starts in the Charlottetown area did not reach the level set in 2011, due mainly to a lower level of apartment starts. In the fourth quarter, single starts in the Charlottetown area remained essentially unchanged with 62 units compared to 64 units during the same period the previous year. Apartment starts also failed to reach the 2011 level, as 34 units were started last year compared to 73 units in 2011. Semi-detached construction rose to 26 units compared to 18 units, and row units increased to 16 units compared to no units in the last quarter of 2011. In total, the fourth quarter of 2012 recorded 138 starts in the Charlottetown area, down 11 percent from 155 units the previous year.

Total housing starts in 2012 reached 612 units, up from 534 units in 2011, representing a 14.6 per cent increase. Single starts reached 224 new units in 2012, compared to 201 in 2011. While this represents a modest increase over the previous year, single starts have been trending lower since 2004, when they peaked at 331 units. This trend in not unique to Charlottetown, and can be seen in most major centres in Atlantic Canada. While single starts have been declining, total starts have remained relatively unchanged, as multiple starts have risen. Multiple starts in 2012 rose to 388 units, which is the second highest level on record, as all three housing types that make up this category posted strong increases over 2011. Last year also marks the fourth consecutive year where multiple starts outpaced single starts. Unlike previous years, apartment construction was slow to get underway in 2012, and it was not until June that significant levels of apartment construction began The June to September period saw well above average output, resulting in approximately 200 new units. For the entire year, apartment starts reached 284 units from 263 units in 2011. Semi and row units also posted strong results in 2012, as total output for these unit types increased to 68 and 36 units, respectively.

When looking at submarket level starts in the fourth quarter, two areas posted increases while the other two posted decreases. The Charlottetown City submarket recorded the most new units in the fourth quarter with 62 units compared to 57 units the previous year. Apartment construction in this submarket increased to 29 units from 26 the year before, while row housing reported four units compared to no units during the same time period in 2011. Single-detached starts declined to 17 units from 21 the year before, while semi-detached starts posted a slight increase to 12 units from 10 units in 2011.

Of the other three submarkets, only one recorded an increase in the final quarter of 2012 when compared to 2011. The Town of Stratford posted a significant decline in the fourth quarter of 2012 This was the result of the relatively large number of apartment starts (47 units) recorded in the fourth quarter of 2011, compared to 2012 when there were no new apartment units started. Both single and row starts posted increases during the quarter, reaching 21 and 12 units, respectively. Single

starts in Cornwall declined to four units compared to eight, while the remainder of the CA reported 20 new single-detached starts compared to 19 units in 2011. During this period, the Town of Cornwall posted eight row and five apartment unit starts compared to none a year earlier.

Average New Home Prices Rose Sharply in 2012

Average new home prices in the Charlottetown area rose by 13.8 per cent in 2012, due to the continuing trend toward larger, more expensive homes. The Towns of Cornwall and Stratford recorded the largest increases reaching $278,359 and $331,118, respectively. The City of Charlottetown posted an increase of six per cent, which resulted in an average price of $269,990 for 2012.

While the average new home price has been rising steadily for the past decade it is important to determine the reason for the increase. When analyzing this it is imperative that one compare the same product year over year, as the average price does not take into account changes in consumer preferences. The New House Price Index (NHPI), produced by Statistics Canada, tracks the increases in land, labour and material costs on a monthly basis for a typical home that is benchmarked for comparison purposes over time. When the NHPI data is compared to the average new home price data, it becomes evident that consumer preferences are driving up average prices much more rapidly than cost increases related to land, labour and materials. For example in 2012 the increase in the NHPI for the Charlottetown area was 0.3% yet the average new home price rose by almost 14 per cent. This clearly suggests that consumers are continuing to build larger more feature laden homes.

On a quarterly basis, all of the submarkets reported increases in the average price. The Town of Stratford had the largest advance in average new home price, increasing to $351,444. The City of Charlottetown posted a smaller increase of seven per cent, resulting in an average price of $278,656 in the fourth quarter. The average new home price for the entire CA during the final quarter of 2012 was $275,574, an increase of 12 per cent.

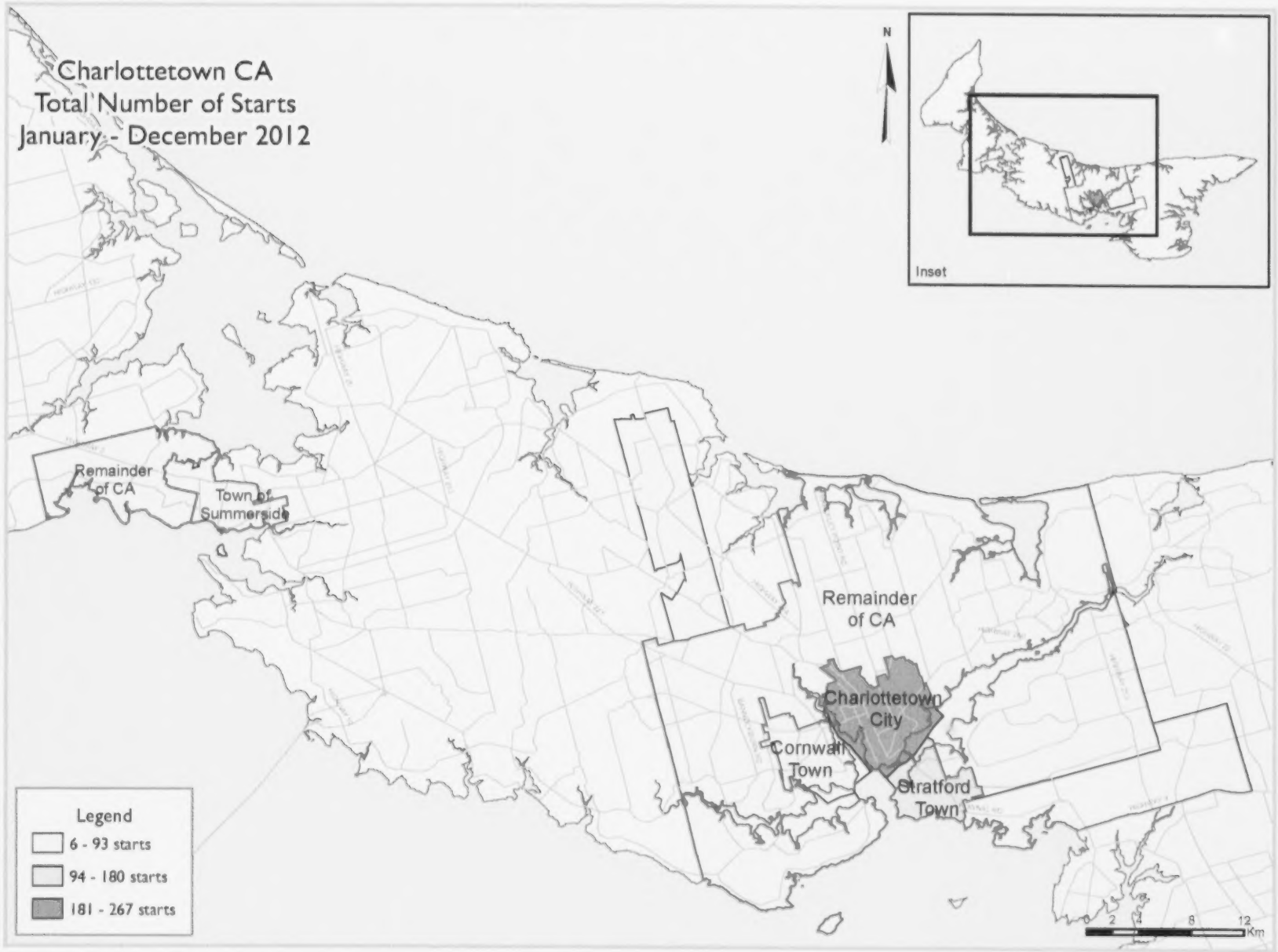
Average MLS® Sales and Price Increase in the Quarter

Overall, the resale market for the Charlottetown area during the fourth quarter of 2012 posted positive results. Total MLS® sales reached 141 units compared to 91 units in the same period of 2011.

For the year, sales in the Charlottetown area exceeded the levels recorded in 2011, in all four submarkets. The largest percentage increase in sales was reported in District 4 (Charlottetown City) where sales advanced by 7.7 per cent to 209 units. District 6 (Cornwall) also posted a significant increase in MLS® sales for the year, with 101 sales or a 7.4 per cent increase over the previous year. The only submarket to show a decrease during the year was District 5 (Sherwood, Parkdale, East Royalty, Hillsborough Park) where sales fell by 1.8 per cent to 110. For the Capital Region as a whole in 2012, MLS® sales were up 5.3 per cent to 575 sales.

In 2012, new listings rose in all four submarkets. Overall for the year new listings were up 10.8 per cent to 955 units. The net effect of the additional new listings will be that potential homebuyers have more choice when looking for a new home, and a reduced sense of urgency. This is expected to limit the level of price growth going forward and also increase the number of days on market, as buyers have more time to make decisions.

The average MLS® sale price rose in 2012 in all but one of the submarkets in the Charlottetown area. Overall, the average sale price in the Charlottetown area increased by approximately 2.4 per cent to $204,319. The average MLS® sale price for District 7 (Stratford) rose by 1.4 per cent to reach $229,327. With this increase, Stratford remains the highest priced market in the Charlottetown area. This is due to the large number of newer homes in the submarket that command higher sale prices.


Charlottetown CA
Total Number of Starts
January - December 2012
N
Inset
Remainder of CA
Town of Summerside
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Legend
6 - 93 starts
94 - 180 starts
181 - 267 starts
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Charlottetown CA
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2012	62	26	4	0	12	0	0	34	138
Q4 2011	64	18	2	0	0	0	0	71	155
% Change	-3.1	44.4	100.0	n/a	n/a	n/a	n/a	-52.1	-11.0
Year-to-date 2012	224	68	4	0	24	35	8	249	612
Year-to-date 2011	201	44	20	0	0	0	8	261	534
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
UNDER CONSTRUCTION									
Q4 2012	100	38	4	0	24	35	10	146	357
Q4 2011	82	24	17	0	0	0	2	218	343
% Change	22.0	58.3	-76.5	n/a	n/a	n/a	**	-33.0	4.1
COMPLETIONS									
Q4 2012	71	14	0	0	0	12	17	18	132
Q4 2011	56	10	0	0	0	0	0	0	66
% Change	26.8	40.0	n/a	n/a	n/a	n/a	n/a	n/a	100.0
Year-to-date 2012	206	42	16	0	0	24	21	257	566
Year-to-date 2011	183	34	13	0	15	0	8	182	435
% Change	12.6	23.5	23.1	n/a	-100.0	n/a	162.5	41.2	30.1
COMPLETED & NOT ABSORBED									
Q4 2012	31	9	0	0	0	7	13	49	109
Q4 2011	4	8	2	0	0	8	0	2	24
% Change	**	12.5	-100.0	n/a	n/a	-12.5	n/a	**	**
ABSORBED									
Q4 2012	62	13	1	0	0	12	6	42	136
Q4 2011	64	14	0	0	0	0	0	67	145
% Change	-3.1	-7.1	n/a	n/a	n/a	n/a	n/a	-37.3	-6.2
Year-to-date 2012	176	39	18	0	0	24	10	211	478
Year-to-date 2011	201	33	13	0	15	40	10	175	487
% Change	-12.4	18.2	38.5	n/a	-100.0	-40.0	0.0	20.6	-1.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Summerside CA
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2012	7	2	0	0	0	0	2	21	32
Q4 2011	4	0	6	0	0	0	0	24	34
% Change	75.0	n/a	-100.0	n/a	n/a	n/a	n/a	-12.5	-5.9
Year-to-date 2012	17	8	0	0	0	0	21	21	67
Year-to-date 2011	34	12	14	0	0	0	1	74	135
% Change	-50.0	-33.3	-100.0	n/a	n/a	n/a	**	-71.6	-50.4
UNDER CONSTRUCTION									
Q4 2012	8	2	0	0	0	0	8	21	39
Q4 2011	4	0	6	0	0	0	0	24	34
% Change	100.0	n/a	-100.0	n/a	n/a	n/a	n/a	-12.5	14.7
COMPLETIONS									
Q4 2012	6	4	0	0	0	0	2	0	12
Q4 2011	7	6	0	0	0	0	0	44	57
% Change	-14.3	-33.3	n/a	n/a	n/a	n/a	n/a	-100.0	-78.9
Year-to-date 2012	13	4	6	0	0	0	27	12	62
Year-to-date 2011	30	14	8	0	0	0	3	64	119
% Change	-56.7	-71.4	-25.0	n/a	n/a	n/a	**	-81.3	-47.9
COMPLETED & NOT ABSORBED									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	0	0	0	0	0	0	0	0	0
Year-to-date 2011	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q4 2012	17	12	4	0	0	0	0	29	62
Q4 2011	21	10	2	0	0	0	0	24	57
Stratford Town									
Q4 2012	21	4	0	0	12	0	0	0	37
Q4 2011	16	4	0	0	0	0	0	47	67
Cornwall Town									
Q4 2012	4	8	0	0	0	0	0	5	17
Q4 2011	8	0	0	0	0	0	0	0	8
Remainder of the CA									
Q4 2012	20	2	0	0	0	0	0	0	22
Q4 2011	19	4	0	0	0	0	0	0	23
Charlottetown CA									
Q4 2012	62	26	4	0	12	0	0	34	138
Q4 2011	64	18	2	0	0	0	0	71	155
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2012	28	16	0	0	0	35	0	94	173
Q4 2011	22	10	5	0	0	0	0	129	166
Stratford Town									
Q4 2012	35	4	0	0	24	12	9	18	102
Q4 2011	23	6	6	0	0	0	0	42	77
Cornwall Town									
Q4 2012	7	0	0	0	0	0	8	0	15
Q4 2011	10	4	4	0	0	0	0	0	18
Remainder of the CA									
Q4 2012	37	4	0	0	0	0	0	8	49
Q4 2011	24	0	0	0	0	0	0	0	24
Charlottetown CA									
Q4 2012	107	24	0	0	24	47	17	120	339
Q4 2011	79	20	15	0	0	0	0	171	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2012	18	8	0	0	0	0	2	0	28
Q4 2011	23	8	0	0	0	0	0	0	31
Stratford Town									
Q4 2012	17	2	0	0	0	12	7	18	56
Q4 2011	8	2	0	0	0	0	0	0	10
Cornwall Town									
Q4 2012	8	0	0	0	0	0	0	0	8
Q4 2011	5	0	0	0	0	0	0	0	5
Remainder of the CA									
Q4 2012	28	4	0	0	0	0	8	0	40
Q4 2011	20	0	0	0	0	0	0	0	20
Charlottetown CA									
Q4 2012	71	14	0	0	0	12	17	18	132
Q4 2011	56	10	0	0	0	0	0	0	66
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2012	7	8	0	0	0	7	0	49	71
Q4 2011	5	10	0	0	0	8	0	3	26
Stratford Town									
Q4 2012	8	2	0	0	0	0	0	18	28
Q4 2011	3	0	2	0	0	0	0	0	5
Cornwall Town									
Q4 2012	1	0	0	0	0	0	0	0	1
Q4 2011	3	0	0	0	0	0	0	0	3
Remainder of the CA									
Q4 2012	1	0	0	0	0	0	0	0	1
Q4 2011	1	0	0	0	0	0	0	0	1
Charlottetown CA									
Q4 2012	17	10	0	0	0	7	0	67	101
Q4 2011	12	10	2	0	0	8	0	3	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q4 2012	16	5	1	0	0	0	2	0	24
Q4 2011	24	12	0	0	0	0	0	49	85
Stratford Town									
Q4 2012	18	2	0	0	0	12	2	42	76
Q4 2011	12	2	0	0	0	0	0	18	32
Cornwall Town									
Q4 2012	8	2	0	0	0	0	0	0	10
Q4 2011	7	0	0	0	0	0	0	0	7
Remainder of the CA									
Q4 2012	20	4	0	0	0	0	2	0	26
Q4 2011	21	0	0	0	0	0	0	0	21
Charlottetown CA									
Q4 2012	62	13	1	0	0	12	6	42	136
Q4 2011	64	14	0	0	0	0	0	67	145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Charlottetown CA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448
% Change	-9.1	64.8	-71.4	n/a	n/a	n/a	-65.2	-13.2	-8.6
2004	331	54	21	0	0	0	46	38	490
% Change	6.8	-3.6	**	n/a	n/a	n/a	35.3	-50.6	1.4
2003	310	56	6	0	0	0	34	77	483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Charlottetown City	17	21	12	10	4	0	29	26	62	57	8.8
Stratford Town	21	16	4	4	12	0	0	47	37	67	-44.8
Cornwall Town	4	8	8	0	0	0	5	0	17	8	112.5
Remainder of the CA	20	19	2	4	0	0	0	0	22	23	-4.3
Charlottetown CA	62	64	26	18	16	0	34	73	138	155	-11.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Charlottetown City	62	67	30	26	4	8	231	156	327	257	27.2
Stratford Town	69	49	20	10	24	6	36	107	149	172	-13.4
Cornwall Town	17	24	10	4	8	4	5	0	40	32	25.0
Remainder of the CA	76	61	8	4	0	8	12	0	96	73	31.5
Charlottetown CA	224	201	68	44	36	26	284	263	612	534	14.6

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Charlottetown City	18	23	10	8	0	0	0	0	28	31	-9.7
Stratford Town	17	8	6	2	3	0	30	0	56	10	**
Cornwall Town	8	5	0	0	0	0	0	0	8	5	60.0
Remainder of the CA	28	20	4	0	8	0	0	0	40	20	100.0
Charlottetown CA	71	56	20	10	11	0	30	0	132	66	100.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Charlottetown City	54	60	20	30	5	3	172	118	251	211	19.0
Stratford Town	61	45	18	4	6	25	109	56	194	130	49.2
Cornwall Town	23	20	6	0	4	0	0	0	33	20	65.0
Remainder of the CA	68	58	8	0	8	8	4	8	88	74	18.9
Charlottetown CA	206	183	52	34	23	36	285	182	566	435	30.1

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $100,000		$100,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2012	0	0.0	0	0.0	1	6.3	4	25.0	11	68.8	16	264,500	278,656
Q4 2011	0	0.0	1	4.2	4	16.7	7	29.2	12	50.0	24	247,500	259,875
Year-to-date 2012	0	0.0	0	0.0	10	20.4	11	22.4	28	57.1	49	256,000	269,990
Year-to-date 2011	0	0.0	2	3.4	10	16.9	24	40.7	23	39.0	59	245,000	255,422
Stratford Town													
Q4 2012	0	0.0	0	0.0	1	5.6	5	27.8	12	66.7	18	329,900	351,444
Q4 2011	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	292,500	298,750
Year-to-date 2012	0	0.0	0	0.0	2	4.1	14	28.6	33	67.3	49	289,000	331,118
Year-to-date 2011	0	0.0	1	1.9	11	20.4	11	20.4	31	57.4	54	270,000	273,294
Cornwall Town													
Q4 2012	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	--	--
Q4 2011	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2012	1	4.5	0	0.0	4	18.2	5	22.7	12	54.5	22	250,000	278,359
Year-to-date 2011	0	0.0	1	3.7	6	22.2	12	44.4	8	29.6	27	225,000	230,630
Remainder of the CA													
Q4 2012	0	0.0	3	15.0	9	45.0	3	15.0	5	25.0	20	189,900	213,015
Q4 2011	2	9.5	6	28.6	5	23.8	6	28.6	2	9.5	21	180,000	188,238
Year-to-date 2012	0	0.0	12	21.4	18	32.1	10	17.9	16	28.6	56	192,500	222,186
Year-to-date 2011	5	8.2	13	21.3	12	19.7	20	32.8	11	18.0	61	200,000	199,230
Charlottetown CA													
Q4 2012	0	0.0	3	4.8	13	21.0	15	24.2	31	50.0	62	252,400	275,574
Q4 2011	2	3.1	7	10.9	9	14.1	19	29.7	27	42.2	64	240,000	245,375
Year-to-date 2012	1	0.6	12	6.8	34	19.3	40	22.7	89	50.6	176	250,000	272,844
Year-to-date 2011	5	2.5	17	8.5	39	19.4	67	33.3	73	36.3	201	240,000	239,840

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Fourth Quarter 2012			Fourth Quarter 2011			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	141	212,160	160	91	191,488	117	54.9%	10.8%	36.8%
District 4	53	211,219	56	34	200,281	46	55.9%	5.5%	21.7%
District 5	32	187,141	29	21	167,729	25	38.1%	11.6%	16.0%
District 6	26	200,783	25	12	188,094	16	116.7%	6.7%	56.3%
District 7	33	244,621	50	24	201,519	30	37.5%	21.4%	66.7%
Summerside CA	54	151,054	49	47	118,327	54	14.9%	27.7%	-9.3%
Total	195	195,238	209	138	166,571	171	41.3%	17.2%	22.2%

Submarket	Year-to-date 2012			Year-to-date 2011			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	575	204,319	955	546	199,580	862	5.3%	2.4%	10.8%
District 4	209	205,465	322	194	195,782	315	7.7%	4.9%	2.2%
District 5	110	180,021	181	112	168,864	172	-1.8%	6.6%	5.2%
District 6	101	190,032	165	94	202,710	154	7.4%	-6.3%	7.1%
District 7	155	229,327	287	146	226,173	221	6.2%	1.4%	29.9%
Summerside CA	188	142,756	337	193	139,407	361	-2.6%	2.4%	-6.6%
Total	763	189,150	1292	739	183,865	1223	3.2%	2.9%	5.6%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Fourth Quarter 2012

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	100.0	119.7	70.7	11.3	67.3	706
	February	607	3.50	5.44	101.5	120.6	70.5	11.5	67.3	699
	March	601	3.50	5.34	101.5	121.7	71.8	11.2	68.2	700
	April	621	3.70	5.69	101.7	122.7	71.5	11.3	67.8	706
	May	616	3.70	5.59	102.1	123.3	71.6	11.8	68.2	707
	June	604	3.50	5.39	102.1	122.7	71.9	12.2	68.7	703
	July	604	3.50	5.39	103.4	122.7	72.1	11.4	68.2	701
	August	604	3.50	5.39	103.4	123.2	72.2	11.4	68.1	704
	September	592	3.50	5.19	103.2	123.1	73.3	11.4	69.1	710
	October	598	3.50	5.29	103.5	123.3	71.9	11.2	67.7	715
	November	598	3.50	5.29	103.5	123.4	72.7	11.2	68.4	724
	December	598	3.50	5.29	103.5	122.7	73.4	11.2	69.1	734
2012	January	598	3.50	5.29	103.3	122.9	72	12.2	68.8	737
	February	595	3.20	5.24	102.8	124.1	72.2	10.8	67.4	733
	March	595	3.20	5.24	102.8	124.8	72.0	11.3	67.4	722
	April	607	3.20	5.44	102.9	125.5	73.0	11.0	68.0	719
	May	601	3.20	5.34	102.5	125.1	72.0	11.3	67.3	724
	June	595	3.20	5.24	102.6	124.5	72.7	11.3	68.0	734
	July	595	3.10	5.24	102.8	124.5	73.6	10.2	68.0	735
	August	595	3.10	5.24	102.7	124.9	72.2	11.7	67.8	737
	September	595	3.10	5.24	102.8	125.5	72.0	11.2	67.1	740
	October	595	3.10	5.24	102.6	125.7	72.4	11.7	67.9	748
	November	595	3.10	5.24	102.6	125.2	73.1	11.4	68.4	744
	December	595	3.00	5.24		124.2	74.4	11.0	69.3	735

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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